

SALISBURY CITY COUNCIL



Environmental Services Projects Update

Mostyn Coombes – Interim Head of Environment

13 July 2026

Appendix A – Poultry Cross Preliminary Budget Estimate

Poultry Cross Update

Overview

As part of the Council's Medium-Term Financial Plan discussions in January, Members approved the allocation of £400,000 for urgent repairs to the Poultry Cross. This funding is profiled as £200,000 in 2027/28 and £200,000 in 2028/29. The £400,000 allocation was indicative until the works had been costed by the Quantity Surveyor.

No specific funding has been allocated for the Poultry Cross in 2026/27; however, sufficient provision exists within current budgets to support preparatory works, such as the appointment of a Quantity Surveyor and related professional services.

The proposed approach is to deliver the project in two phases:

Phase 1: Structural repairs and, where necessary, replacement of elements of the historic structure. This phase will also include the installation of electrical infrastructure and potential connection points for future use.

Phase 2: Cleaning and minor repairs, including works to the Victorian additions, both internally and externally.

To date, only phase 1 works have been designed with a specification.

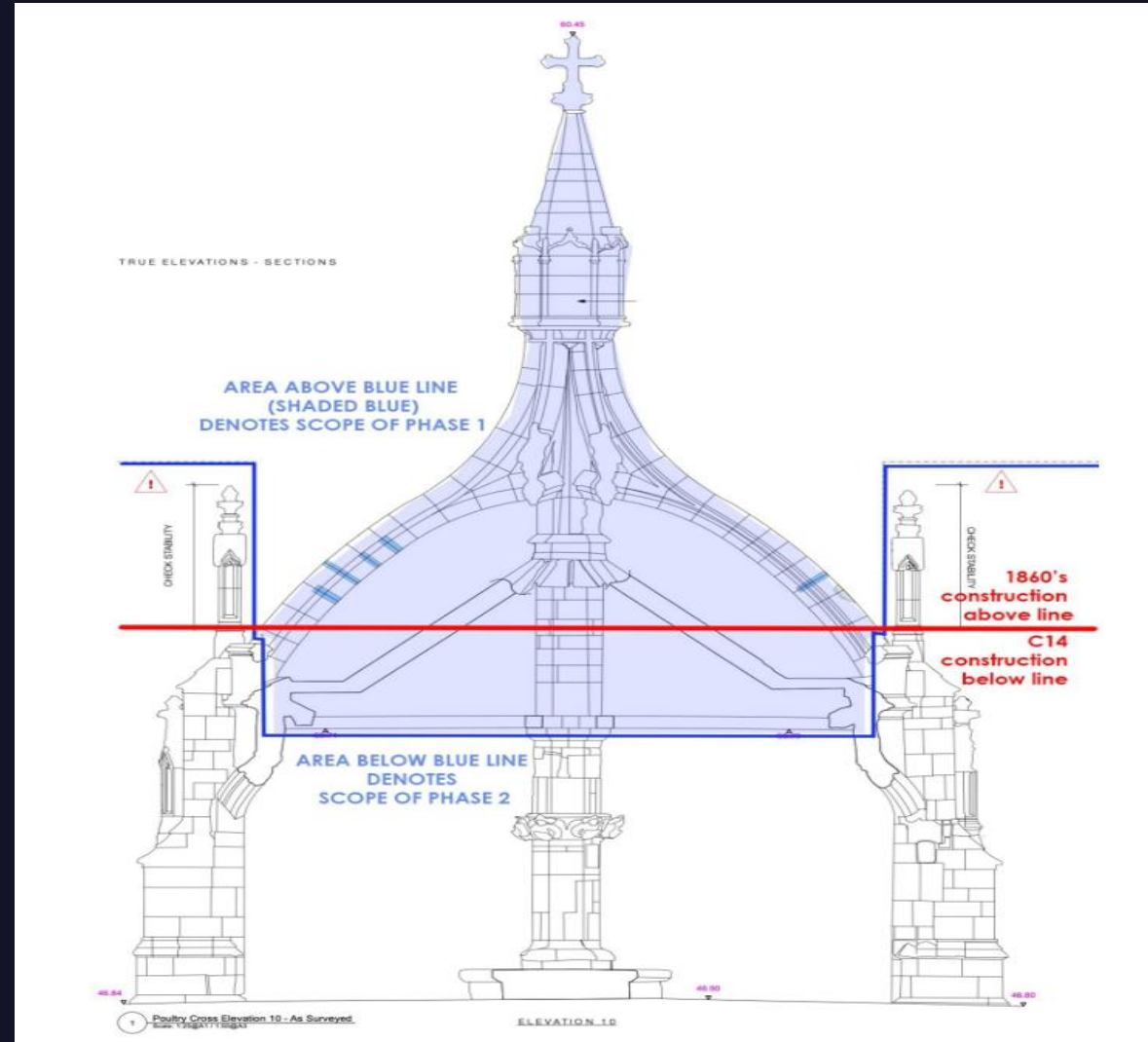
A working group, chaired by Councillor Foster, has been established to oversee the Phase 1 structural integrity works. Loop Architects have prepared a comprehensive tender package of drawings and specifications for phase 1, which are now ready to support procurement and tendering by suitably qualified contractors.



Poultry Cross Update

Phase 1 works

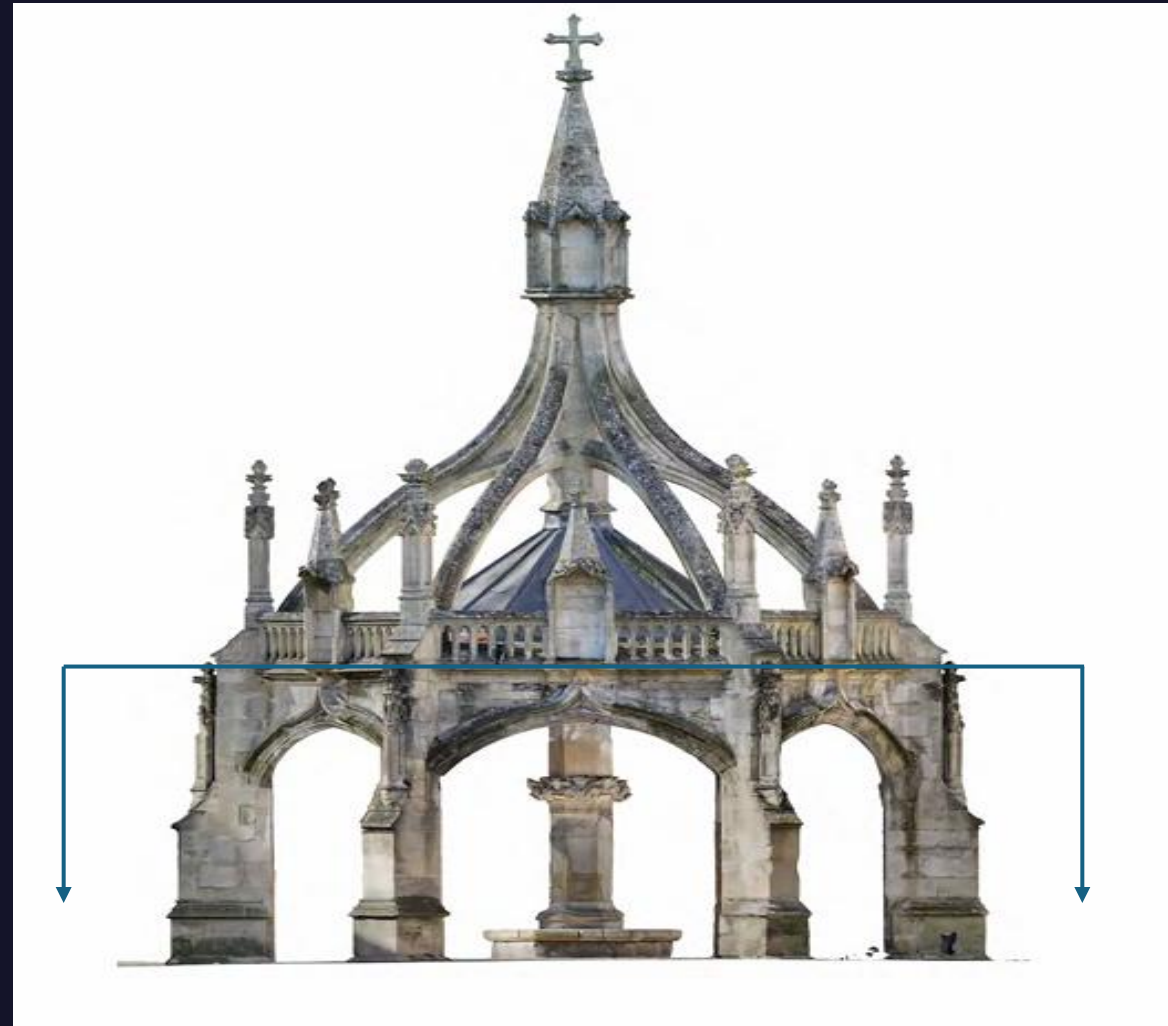
Works include roofing repairs, incorporating structural roof repairs, lead re-roofing, timber repairs, electrical installations, and high-level masonry repair and conservation of the Victorian crown.



Poultry Cross Update

Phase 2 works summary

A subsequent phase (or phases) of work, which was initially thought could be planned around rolling maintenance and repair budgets. would include masonry repairs to the six arches (front and back) and the intervening external buttresses. It would also include the central column and seat.

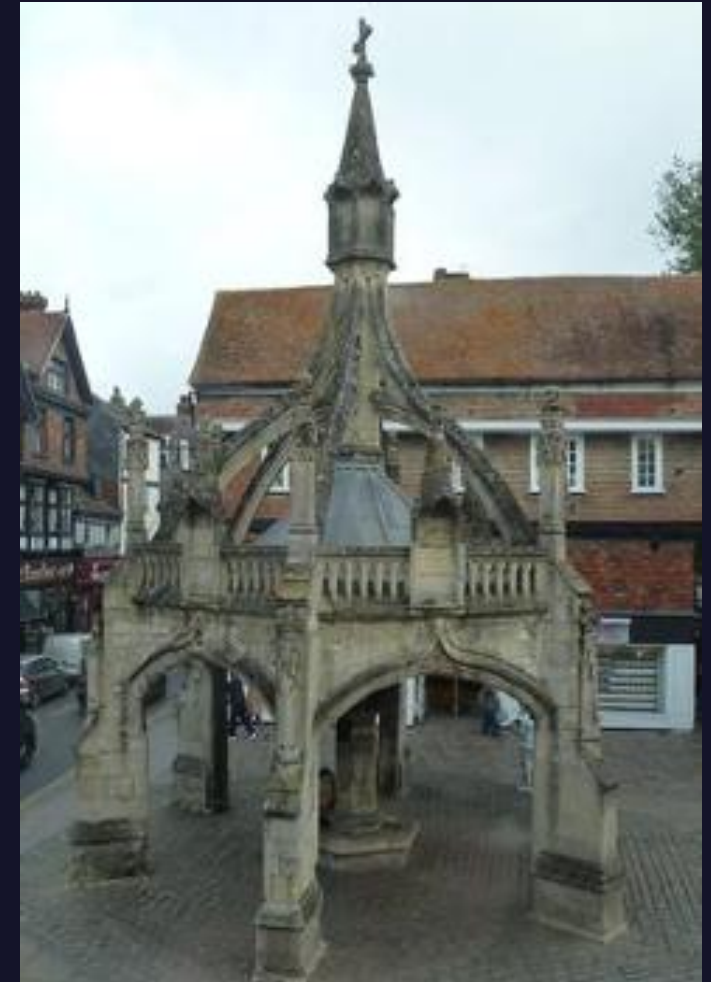


Poultry Cross Update

Quantity Surveyors preliminary costing for phase 1 works:

£227,000

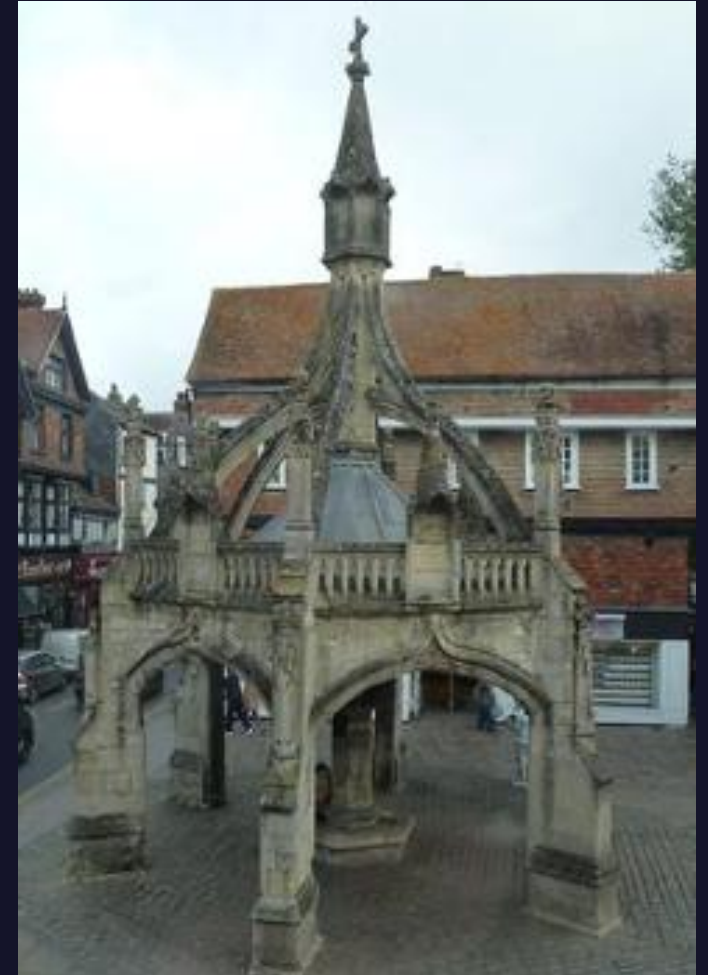
Please see appendix 1 for full QS report



Poultry Cross Update

Next steps

- Arrange next working group meeting now that QS prices have been received. Invite Loop Architects to discuss details of phase 1 and report from the QS.
- Penny Muxworthy SCC's Projects Officer explores potential funding options.
- Appoint Loop Architects to assist with securing Historic Monument Consent in liaison with Historic England.
- Review procurement options for works.



Asset Transfer Update

Central Toilets

- Since Wiltshire Council's Cabinet approval for the transfer of the central toilets to SCC, Asa has confirmed to WC that the Council have authorised him to negotiate on their behalf and that they are interested in taking on the site.
- SCC have now received the draft contract from Wiltshire Council's legal department, this has been sent to our Solicitor at Hampshire Council for review.

Other Assets

- Wiltshire Council are currently reviewing their asset transfer policy and plan to present the revised policy, along with other asset transfer proposals, to Cabinet in July or September.

Wyndham Park Wall Update

Wiltshire Council's Tree Officer raised an objection to the proposed installation of reinforced structures below ground level to support the south wall, due to the proximity of tree roots. WC Planning Officers have requested a further study to identify the position of the roots, and the proposed locations of the piling supports. Due to the density of roots in the area, P.SA Architecture are currently working with the piling company to explore whether a weighted reinforcement solution can be installed above ground, thereby avoiding excavation in the vicinity of the tree roots.



South Wall

Wyndham Park Wall Update

- A budget of £85,000 is available for the current financial year (carried over from the previous year) to cover design and planning costs, including the specification for works to the east and west walls. Any remaining funds can be used to commence repair works to these two walls.
- Paul Stevens from PSA Architecture is in the final stages of completing the specification for repairs to the west and east walls.
- A budget of £215,000 is in the medium financial plan for 2027/28 for the piling and repair work to the south wall subject to planning permission.



Wyndham Park Wall Update



West wall



East wall

Wyndham Park Wall Update



Wyndham Park Wall Update



Guildhall Works Update

SCC's structural surveyors are currently preparing a specification to:

- Replace part of the ceiling and redecorate the Banqueting Hall.
- Redecorate the Crown Court.
- Address minor structural issues throughout the building.

Once the specification is complete, the works can be costed and a decision made on which elements in addition to the ceiling works will be taken forward.

Currie and Brown have now submitted a planning application for the works to Wiltshire Council.



Guildhall Works Update

Oak Court

We have received a separate quote from our contractor for work on the Oak Court room this includes:

- Ceiling - Strip all Lining paper, prepare, reline and paint.
- Walls – Fill cracks and paint.
- Radiators - Sand down and Paint.
- Roof Lantern - Sand down, fill where required and paint.
- Metal railings – Rub down using wire brush and paint.
- All the above will receive 2x coats of paint.
- Replace carpet
- Repair lighting (there maybe an additional cost to lower the lighting)

Scaffolding will be fitted to access the ceiling and the lighting.

£Total £29,500.00

This is additional work outside the scope of the Guildhall project and will be considered once overall project costs have been established.

Depot De-watering Bay Update



Depot De-watering Bay Update

Despite delays associated with asbestos removal, the contractor remains confident that the works are on programme and are forecast to be completed by early September.

To support the project, £200,000 was transferred from the River Park Section 106 allocation to general reserves. Of this amount, £140,000 was initially allocated, leaving a balance of £60,000. The remaining £60,000 has now also been allocated to the project due to unforeseen works including asbestos removal, as detailed in the Special Delegation Report.

A company called WRM have been appointed to support SCC in securing Trade Effluent Discharge Consent from Wessex Water. The process is expected to take approximately eight weeks.

Depot De-watering Bay Update



Depot De-watering Bay Update



Depot De-watering Bay Update



Depot De-watering Bay Update



Market Square Toilets Update

- Under ground toilets
- Completed drawings were received from the Architect in mid April
- This did not allow sufficient time to order all materials and complete the works ahead of Fayre on the Square.
- Building works need to be scheduled in at a time that will minimise disruption for events happening on the square.
- A meeting was held on 19 June between SCC's Business and Facilities departments and the contractor. It was agreed that works will commence on **4 January** and are expected to take approximately four months to complete.
- The project has been priced within the budget allocated for toilet facilities for this financial year.
- We will have fully refurbished underground toilets for the Salisbury 800 celebrations.
- Above ground toilets
- A planning application has been submitted for the extension of the toilet block.



Depot Solar Panels Update

The Facilities Department is investigating the installation of solar panels at the Tollgate Depot.

Two companies have completed site visits and submitted proposals, providing the team with an understanding of the available options. A detailed specification will now be developed, after which the work will either be assigned to our existing contractor or procured through the open market.

There is budget of £119,562 assigned to this project for this financial year. There is also a further £30,000 allocation for this year specifically for battery storage for the Depot taking the total to £149,562.

Installation cannot proceed until the de-watering bay works at the depot have been completed.



Depot Solar Panels Update

Example of a system costing in the region of £72,000



3 phase
stackable
batteries



Hybrid
Inverter



72.9kwh system
size

69,923kw
estimated annual
solar generation

Estimated annual
savings of £3,260

Electricity Storage Batteries Update

Battery Storage Proposal (Crematorium dual tariff)

Purpose:

- Cllrs asked officers to explore the installation of battery storage to sites, to:
- Charge overnight (on lower tariffs)
- Use energy during the daytime (supplementing our higher tariffs)
- The overall aim was to reduce electricity costs and improve energy management.
- We chose to look at the Crematorium as a start, due to this being a site currently on a split tariff.

Crematorium Energy Profile:

- Annual consumption - 95,170 kWh
- Average daily use - ~261kWh/day
- Suggests the potential to utilise a larger battery system

Proposed system overview:

- Commercial Solax aelio battery system
- Features:
- Smart scheduling (time-of-use optimisation, key for split tariff usage)
- Grid-connected or backup capability
- High efficiency (~98%)



Electricity Storage Batteries Update

Costs and Indicative Payback

Option Comparison - please note we have only received one quote currently, and are still waiting on another:

Option	Capacity	Total Cost (Inc VAT)	Net Cost
Option 1	100kWh	£45,480	£37,900
Option 2	200kWh	£56,280	£46,900

Indicative Savings Assumptions:

- Typical tariff difference (night vs day): ~10-15p/kWh
- Usable daily battery discharge (realistic): 120-180kWh
- Estimated annual savings - **£4,500-£8,500** a year

Estimated Payback Period

Option	Net Cost	Estimated Payback
100 kWh	£37,900	~5-9 years
200 kWh	£46,900	~6-10 years

Important Considerations:

- Savings depend heavily on:
- Actual tariff structure (ours are due to change in 2027)
- Operational usage/charging cycles
- Future energy price changes (as we know these are currently volatile)
- No allowance has been included for:
- Maintenance or degradation
- Clearing of (or decision on) the area to locate batteries
- Increase of cost due to time elapsed from quote to implementation
- This project would require significant upfront capital.



No budget has been allocated for this project in the current financial year, but it may be brought forward for consideration for next year through budgets, bids, and savings.

2026 Project Calendar

Scheduled

Not yet Scheduled

	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
De-watering bay													
Guildhall refurbishment													
Market Square toilets													
Wyndham Park east and west walls repairs													
Tollgate Depot Solar Panels													



Thank you

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SALISBURY
CITY COUNCIL



08/07/2026



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QUANTITY SURVEYING

CONTRACT ADMINISTRATION

PROJECT MANAGEMENT

PRELIMINARY BUDGET ESTIMATE

For Stone & Roof Repairs

The Poultry Cross, Salisbury



Revision 1

Updated:

Jun-26

Architect: Loop Architects

The Poultry Cross, Salisbury

PRELIMINARY BUDGET ESTIMATE

Contents

- 1.0 Introduction
- 2.0 Information Used
- 3.0 Assumptions & Comments
- 4.0 Exclusions
- 5.0 Estimate Summary
- 6.0 Detailed Budget Estimate

The Poultry Cross, Salisbury

PRELIMINARY BUDGET ESTIMATE

1.0 Introduction

- 1.01 The purpose of this report is to give an 'order of costs' for the proposed structural repairs to the existing Poultry Cross, roof repairs and replacements.
- 1.02 The information used in preparation for this budget is listed in Section 2.0.
- 1.03 The measurement contained within this document should not be relied upon for any purposes other than the formulation of this exercise.
- 1.04 All rates within the document are current day, no allowance has been made for inflation.
- 1.05 Works on the site beyond the scope of the design team drawings and information have not been included unless otherwise stated.
- 1.06 To simplify the documentation the following standard elemental sections of the budget documentation have been removed:
 - Upper Floors
 - Stairs
 - External Windows & Doors
 - Internal Walls
 - Internal Doors
 - Finishes
 - Fixtures & Fittings
 - Sanitaryware
 - Mechanical Installations
 - External Drainage

The Poultry Cross, Salisbury

PRELIMINARY BUDGET ESTIMATE

2.0 Information Used

2.1 Loop Architects [Architect]

250911-PresentationSCC

2519-10- 010---Existing Site Plan AS SURVEYED
2519-10- 020---Roof Plan AS SURVEYED
2519-10- 021---Reflected Ceiling Plan AS SURVEYED
2519-10- 030---External Elevation 17 AS SURVEYED
2519-10- 031---External Elevation 18 AS SURVEYED
2519-10- 032---External Elevation 19 AS SURVEYED
2519-10- 033---External Elevation 20 AS SURVEYED
2519-10- 034---External Elevation 21 AS SURVEYED
2519-10- 035---External Elevation 22 AS SURVEYED
2519-10- 036---Section Elevation 06 AS SURVEYED
2519-10- 037---Section Elevation 08 AS SURVEYED
2519-10- 038---Section Elevation 10 AS SURVEYED
2519-10- 039---Section Elevation 05 AS SURVEYED
2519-10- 040---Section Elevation 07 AS SURVEYED
2519-10- 041---Section Elevation 09 AS SURVEYED
2519-10- 042---Internal Elevation 11-12 AS SURVEYED
2519-10- 043---Internal Elevation 13-14 AS SURVEYED
2519-10- 044---Internal Elevation 15-16 AS SURVEYED
2519-10- 100---Proposed Site Plan AS PROPOSED
2519-10- 200---Proposed Roof Plan AS PROPOSED
2519-10- 201---Proposed Reflected Ceiling Plan AS PROPOSED
2519-10- 345---Proposed Typical Section Elevation AS PROPOSED
2519-10- 500-01-Proposed Roof Details 1_2
2519-10- 501-01-Proposed Roof Details 2_2

2.2 Martin Thomas Associates [Mechanical, Electrical, and Public Health Consultant]

99998 Document Issue Register
99998 S03 Appendix C Distribution Board Schedules
99998 .S01 Building Services Specification - T1
99998 .S03 Elec Services Specification - T1
2519-10-SK-200 LuxLevelsImage
E001T1
E101T1

2.3 Andrew Waring Associates [Structural Engineer]

14470 .poultrycrossreport
14470 .S01.poultrycross
14470 .S02.poultrycross
250624 AWA poutry cross propping

The Poultry Cross, Salisbury

PRELIMINARY BUDGET ESTIMATE

3.0 Comments / Assumptions

- 1 The project is procured under a single stage, selective competitive tender process
- 2 It is assumed there are good ground conditions, where applicable.
- 3 It is assumed no allowance required for underpinning to the existing structures.
- 4 No scope of work has been provided for 'Phase 2' of the works, no costs have been provided at this stage.
- 5 Option 2 within the 'Frame' section of this document does NOT carry forward to the summary page.
The value of the Option 2 works within the 'Frame' section is £8,400.
- 6 It is assumed that the 'Phase 1' and 'Phase 2' will not be completed concurrently.
- 7 This estimate has not been produced in accordance with NRM1 rules.
- 8 It has been assumed the Main Services to the site will require upgrading; a provisional sum has been included to upgrade them.
- 9 The scope of timber repairs to the existing 'Frame' is as per the Structural Engineer recommendations. A further provisional sum has been included for scope of works to be confirmed.
- 10 A quote was obtained for the metal netting from MMA Architectural Systems for supply and installation, this does not include engineering calculations, access equipment, or a site inspection.
- 11 The scope of timber repairs to the existing 'External Walls' is as per the Architect recommendations. A further provisional sum has been included for scope of works to be confirmed.
- 12 The Electrical Works have been included provisionally, awaiting quotations for supply and installation.
- 13 The Builders Work in Connection with the electrical, due to the bespoke nature of the works, have been measured out separately at this stage instead of being percentage based.
- 14 Items where no scope has been specified by the Design Team and works are pure provisional, have been highlighted in a light yellow colour. We would recommend at the earliest availability allowing the Design Team to provide a design to this items to increase the cost certainty.

The Poultry Cross, Salisbury

PRELIMINARY BUDGET ESTIMATE

4.0 Exclusions

- 1 All facilitating works, other than where stated.
- 2 Abnormal costs such as difficult site conditions etc.
- 3 Ground improvements, other than where stated.
- 4 Adverse ground conditions.
- 5 Land drainage improvement works.
- 6 Archaeological works.
- 7 Environmental impact assessment.
- 8 Infrastructure improvements either on or off site, other than where stated.
- 9 Geotechnical, environmental and other requisite site investigation fees and any issues arising.
- 10 Squatter issues.
- 11 Ecology issues, i.e. relocation of rare / protected plants, reptiles, wildlife and the like.
- 12 Stabilisation works to boundaries.
- 13 Adoptable works, other than where noted.
- 14 New statutory services connections, other than where noted.
- 15 Upgrade to existing services, other than where noted.
- 16 Any works to existing below and above ground services, other than where noted.
- 17 Unusual planning requirements.
- 18 Section 106 agreements / commuted sums / highways contributions and like.
- 19 Finance charges.
- 20 Land cost.
- 21 Legal fees.
- 22 Development control fees.
- 23 Building regulation fees.
- 24 VAT.
- 25 Contamination / Remediation.
- 26 Inflation.
- 27 Professional fees.
- 28 Phase 2 Works

The Poultry Cross, Salisbury

PRELIMINARY BUDGET ESTIMATE

ELEMENTAL ANALYSIS	TOTAL COST		%age Element of Total Cost
	£	£	
1 ENABLING WORKS	£	5,300	2.3%
2 SUBSTRUCTURE	£	-	0.0%
3 SUPER STRUCTURE			
A Frame	22,050		9.7%
C Roof	48,215		21.3%
E External Walls	26,670	96,935	11.8%
4 INTERNAL FINISHES	£	-	0.0%
5 FIXTURES AND FITTINGS	£	-	0.0%
6 SERVICES			
D Electrical installation	11,500		5.1%
Main Contractor's OhP	Incl		0.0%
E BWIC	11,475	£ 22,975	5.1%
7 EXTERNAL WORKS			
A External works	-		0.0%
C External Services	15,000	£ 15,000	6.6%
SUB-TOTAL	£	140,210	
8 PRELIMINARIES	24.00%	£ 33,650	14.8%
An allowance of 24% at this stage			
Scaffolding allowance	£	15,000	6.6%
SUB-TOTAL	£	188,860	
9 CONTINGENCY (Design & Construction)	20.0%	37,772	16.7%
<u>TOTAL CONSTRUCTION COSTS</u>	£	<u>226,632</u>	100%
SAY	£	227,000	

Gross int. floor area	N/A	m2
Gross unit area cost £/m2		N/A
Gross unit area cost £/ft2		N/A

The Poultry Cross, Salisbury

PRELIMINARY BUDGET ESTIMATE

ELEMENTAL ANALYSIS	TOTAL COST		'Phase 1' Roof covering & Structural repairs		'Phase 2' Stone Repair Works	
	£	£				
1 ENABLING WORKS	£	5,300	£	5,300	£	-
2 SUBSTRUCTURE	£	-	£	-	£	-
3 SUPER STRUCTURE						
A Frame	22,050		22,050		-	
C Roof	48,215		48,215		-	
E External Walls	26,670	£ 96,935	26,670	£ 96,935	-	£ -
4 INTERNAL FINISHES	£	-	£	-	£	-
5 FIXTURES AND FITTINGS	£	-	£	-	£	-
6 SERVICES						
D Electrical installation	11,500		11,500		-	
Main Contractor's OhP	Incl		Incl		Incl	
E BWIC	11,475	£ 22,975	11,475	£ 22,975	-	£ -
7 EXTERNAL WORKS						
A External works	-		-		-	
C External Services	15,000	£ 15,000	15,000	£ 15,000	-	£ -
SUB-TOTAL	£	140,210	£	140,210	£	-
8 PRELIMINARIES	24.00%	£ 33,650	£	33,650	£	-
(Allowance of 24% this estimate)						
Scaffolding allowance	£	15,000	£	15,000	£	-
SUB-TOTAL	£	188,860	£	188,860	£	-
9 CONTINGENCY	20.0%	£ 37,772	£	37,772	£	-
(Design & Construction)						
<u>TOTAL CONSTRUCTION COSTS</u>	£	226,632	£	226,632	£	-
	SAY £	227,000	SAY £	227,000	SAY £	-

The Poultry Cross, Salisbury

Enabling Works

Item	Description	TOTAL		QTY	UNIT	RATE
	<u>Phase 1</u>					
	<u>Generally</u>					
A	Allow for careful removal of existing bird netting to the underside of the existing timber roof structure; including all mechanical fixings and fastening; make good all disturbed works; dispose off-site.	Item	£	400	1 item	£ 400.00
	<u>Lead roof finish</u>					
B	Allow for careful removal of existing lead covering to the conical roof section; including all flashing into parapets, gutters, outlets and cover flashing.	Item	£	1,750	1 item	£ 1,750.00
C	Extra over for retaining all lead spouts for possible re-use following assessment of condition by Architect.	Item	£	200	1 item	£ 200.00
D	Extra over for assisting inspection of condition of retained lead and timber boarding following removal of lead.	Item	£	125	1 item	£ 125.00
E	Extra over for scrap lead to be credited to the Employer.	Item	-£	750	1 item	-£ 750.00
F	Allow for careful removal of existing timber lead rolls, boarding and battens/noggins etc.; retain for possible re-use following assessment of condition by Architect.	Item	£	500	1 item	£ 500.00
	<u>Bitumen applied roof finish</u>					
G	Allow for careful removal and disposal of the existing bitumen roof covering; including flat roof perimeter gutters, flashing into and around parapet gutter, outlets and cover flashing.	Item	£	1,200	1 item	£ 1,200.00
H	Extra over for retaining all lead spouts for possible re-use following assessment of condition by Architect.	Item	£	200	1 item	£ 200.00
I	Extra over for assisting inspection of condition of retained lead and timber boarding following removal of lead.	Item	£	125	1 item	£ 125.00
J	Allow for careful removal of existing timber lead rolls, boarding and battens/noggins etc.; retain for possible re-use following assessment of condition by Architect.	Item	£	500	1 item	£ 500.00
	<u>Lime render</u>					
K	Allow for the removal of existing lime render to the internal faces of existing masonry arches.	Item	£	250	1 item	£ 250.00
L	Extra over for analysis of existing removed lime render to enable a mortar match to be used for the re-rendering.	Item	£	300	1 item	£ 300.00

The Poultry Cross, Salisbury

Enabling Works

Item	Description	TOTAL		QTY	UNIT	RATE
	<u>Phase 1 (Cont.)</u>					
	<u>Electrical Strip Out</u>					
A	Allow for the removal of existing small power installations.	Item	£	250	1 item	£ 250.00
B	Allow for the removal of existing external lighting installations.	Item	£	250	1 item	£ 250.00
	<u>Phase 2</u>					
	<i>No allowance for Demolition or Enabling Works within Phase 2 at this stage; awaiting design.</i>					
<i>To Summary</i>		£		<i>5,300</i>		

The Poultry Cross, Salisbury

Substructure

Item	Description	TOTAL	QTY	UNIT	RATE
	Phase 1 <i>Assumed no Substructure works or underpinning to be allowed for within Phase 1.</i> <i>For builders work in connection with proposed lighting scheme please see the Electrical and Builders Work In Connection section of this document.</i> Phase 2 <i>Assumed no Substructure works or underpinning to be allowed for within Phase 2.</i>				
	To Summary	£ -			

The Poultry Cross, Salisbury

Frame

Item	Description	TOTAL		QTY	UNIT	RATE
	Note: <i>The Frame section includes all structural timber repairs and replacements; for all masonry works, including structural masonry replacements, please refer to the External Walls section of this document.</i> Phase 1 A Allow for inspection with Structural Engineer and Conservation Architect to determine and confirm condition and repair. B Liaise with SE in relation to retention of current structural propping installed in June 2025. This may be required until such time as radial beam defects are remedied. C Supply and install 175 x 100 rafters; scarfed in and stained to match existing; say 3500 length. D Supply and install softwood firing to top of all new and existing rafters to create adjusted roof pitch for the lead and an even surface for roof boards and also a min upstand to the lower perimeter gutter. Option 1 E Supply and install 165x145 timber to match existing; to be scarf jointed with existing timbers with traditional scarf joint and central folding wedges. 2nr Fabricated M12 bolts; 40x40x6 thick head, o/s washer, w & nut top. F Extra over allowance for temporary propping during installation. G Supply and install 4 thick x 380 LG fabricated stainless steel plate detail, 100 wide with 10nr 6mm diameter screw holes; at perimeter edge beam junctions; including supporting oak blocking as required. H Extra over allowance for temporary propping during installation.	Item	£			
				250	1 item	£ 250.00
		Item	£	250	1 item	£ 250.00
		Item	£	4,500	3 nr	£ 1,500.00
		Item	£	1,150	23 m2	£ 50.00
		Item	£	1,200	3 nr	£ 400.00
		Item	£	600	3 nr	£ 200.00
		Item	£	4,000	8 nr	£ 500.00
		Item	£	1,600	8 nr	£ 200.00

The Poultry Cross, Salisbury

Frame

Item	Description	TOTAL		QTY	UNIT	RATE
	<u>Phase 1 (Cont.)</u>					
	<u>Option 2 [does not carry forward to summary]</u>					
A	Supply and install new replacement full length radial beams; 165 x 145 x 3500 timber to match existing.	Item	£ 2,400	2 nr	£	1,200.00
B	Extra over allowance for temporary propping during installation.	Item	£ 400	2 nr	£	200.00
C	Supply and install 4 thick x 380 LG fabricated stainless steel plate detail, 100 wide with 10nr 6mm diameter screw holes; at perimeter edge beam junctions; including supporting oak blocking as required.	Item	£ 4,000	8 nr	£	500.00
D	Extra over allowance for temporary propping during installation.	Item	£ 1,600	8 nr	£	200.00
	<u>Metal work</u>					
E	Prepare, passivate and decorate all metal ties within roof structure.	Item	£ 750	1 item	£	750.00
F	Liaise with CA and SE if any elements are found to be significantly corroded such that the function is compromised.	Item	£ 250	1 item	£	250.00
	<u>Provisional Sums</u>					
G	Allow a further £7,500.00 for further alterations following opening up works.	Item	£ 7,500	1 psum	£	7,500.00
	<u>Phase 2</u>					
	<i>No allowance for Frame Works within Phase 2 at this stage; awaiting design.</i>					
To Summary		£	22,050			

The Poultry Cross, Salisbury

Roof

Item	Description	TOTAL		QTY	UNIT	RATE
	<u>Note:</u> <i>The Roof section includes all roof coverings and associated details; for all masonry works, including that above radial beam, please refer to the External Walls section of this documentation. For all timber repairs within the roof structure please refer to the Frame section of this documentation.</i> <u>Phase 1</u> <u>New timber boarding / battens / firrings</u>					
A	Allow for inspection with Structural Engineer and Conservation Architect to determine and confirm condition and repair.	Item	£ 250	1	item	£ 250.00
B	Liaise with SE in relation to retention of current structural propping installed in June 2025. This may be required until such time as radial beam defects are remedied.	Item	£ 250	1	item	£ 250.00
C	Supply and fit treated softwood battens/noggins to downstand parapets to create supporting structure to gutter boarding for adjacent membrane roof.	Item	£ 850	17	m	£ 50.00
D	Reinstate sarking/roof boards (existing to be re-used if in an acceptable condition) with penny gaps (min.3mm).	Item	£ 2,300	23	m2	£ 100.00
E	Extra over for removal of all metal fixings to any existing roof boards, as well as sanding and planing of existing boards to form a suitably flush substrate for the new lead.	Item	£ 500	1	item	£ 500.00
F	EO allow for approximately 70% replacement timber sarking boards, to match existing (Assume 38mm thick treated softwood, 152mm).	Item	£ 1,200	16	m2	£ 75.00
G	Supply and fit all new treated soft wood boarding to gutter linings with min 3-6mm penny gaps and min fall to each radial lead roof outlet.	Item	£ 1,380	23	m	£ 60.00
H	Provide a ply sheet lining overboarding to the perimeter gutter to provide a flat/even surface for the acceptance of a new liquid applied membrane.	Item	£ 1,125	25	m2	£ 45.00
I	EO allow for Stain the underside of the ply over-layer with a dark oak/anthracite/mahogany stain so that this cannot be viewed from beneath through the penny gap roof boards.	Item	£ 625	25	m2	£ 25.00
	<u>Liquid applied roof coverings</u>					
J	Prepare substrates, install primers and carrier sheets for new liquid applied roof coverings.	Item	£ 1,500	25	m2	£ 60.00

The Poultry Cross, Salisbury

Roof

Item	Description	TOTAL		QTY	UNIT	RATE
	<u>Phase 1 (Cont.)</u>					
	<u>Liquid applied roof coverings (Cont.)</u>					
A	Supply and install liquid applied roof covering system; to be installed on the lower, flat roof perimeter gutter zone interfacing with the pitched lead roof and the stone parapet and outlets. Ensure timber formers/upstands are created to provide adequate substrate to accept and terminate roof finish.	Item	£ 4,500	25	m2	£ 180.00
B	Extra over allowance for discrete penetration to enable electrical installations on the flat roof section; include for all weathering and upstands made from the same liquid applied roof covering 150mm high.	Item	£ 300	1	nr	£ 300.00
	<u>Lead roof coverings</u>					
C	Supply and fit Code 8 equivalent cast lead to pitched roof coverings at maximum 675mm spacing of joints with the fall and maximum 2400mm distance between laps; Joints in direction of fall to be treated hardwood core rolls with splash laps all as recommended by Lead Sheet Association: Joints across the fall of the roof to have a min 250mm laps with minimum 2 lead or copper clips.	Item	£ 17,825	23	m2	£ 775.00
D	Extra over allowance for application of lead patination oil to exposed lead to all above.	Item	£ 460	23	m2	£ 20.00
	<u>Lead formed roof outlets / chutes</u>					
E	Reinstate existing lead spout outlets; provide apron flashings in lead, dressing into stonework to parapet and to carpentry at base of poultry cross roof. Wedge and point as necessary. Dress membrane from the perimeter roof gutter over the lead chute.	Item	£ 1,050	3	nr	£ 350.00
F	Extra over allowance for approximately 1nr replacement lead spout outlet formed to match existing.	Item	£ 450	1	nr	£ 450.00
	<u>Vermin and bird protection</u>					
G	Supply and install proprietary stainless steel mesh system within the primary roof structure of the Poultry Cross. Install proprietary system fixings to enable mesh system to be installed within each structural timber element located close to the top level of the timber beam. Ensure installed system enables a full closure of the roof structure to birds whilst providing open and clear visibility through.	Item	£ 13,650	42	m2	£ 325.00
	<u>Phase 2</u>					
	<i>Assumed no Roof works to be allowed for within Phase 2.</i>					
To Summary		£	48,215			

The Poultry Cross, Salisbury

External Walls

Item	Description	TOTAL		QTY	UNIT	RATE
	<u>Note:</u> <i>The External Wall section includes all masonry repairs and replacements and associated works.</i>					
	<u>Phase 1</u>					
A	Conduct 'hands-on' inspection of masonry when access permits and agree confirmed scope of work with architect's attendance.	Item	£	250	1 item	£ 250.00
B	Carefully brush off any loose moss/ vegetation from masonry to assess the condition of the masonry and buttresses.	Item	£	1,020	68 m2	£ 15.00
C	Carefully remove moss and growth from stones, string courses and any weathering slopes.	Item	£	350	1 item	£ 350.00
	<u>Samples</u>					
D	The Contractor is to carry out mortar analysis of existing mortars from 3no locations, to allow a matching mortar to be used for the repairs.	Item	£	1,050	3 nr	£ 350.00
E	Allow for up to 3 no. mortar biscuit samples to be prepared for each mortar type.	Item	£	450	3 nr	£ 150.00
F	Allow for a sample panel of masonry repair, for approval, before proceeding with the remainder of the repairs.	Item	£	200	1 nr	£ 200.00
	<u>Repointing</u>					
G	Allowance for isolated repointing to spot locations at high level.	Item	£	825	11 nr	£ 75.00
H	Allowance for repointing to the internal face of the parapet.	Item	£	2,850	19 m2	£ 150.00
I	Allowance for additional pointing; location TBC.	Item	£	625	25 m	£ 25.00
	<u>Masonry repairs</u>					
J	Allowance for isolated masonry repairs to spot locations at high level.	Item	£	1,100	11 nr	£ 100.00
	<u>Lime render / plaster</u>					
K	Allowance for preparation of previously rendered masonry to internal face of all six arches for re-rendering and apply in coat.	Item	£	450	10 m2	£ 45.00
L	Allowance for new lime render to internal face of all six arches for re-rendering and apply in coat.	Item	£	2,500	10 m2	£ 250.00

The Poultry Cross, Salisbury

External Walls

Item	Description	TOTAL		QTY	UNIT	RATE
	<u>Phase 1 (Cont.)</u>					
	<u>Conservation Clean</u>					
A	Allow a provisional sum of £5,000 for a conservation clean to the existing masonry crown.	Item	£	5,000	1 psum	£ 5,000.00
B	Allow a provisional sum of £10,000 for further masonry repairs following inspection from the architect.	Item	£	10,000	1 psum	£ 10,000.00
	<u>Phase 2</u>					
	<i>No allowance for External Walls / Masonry Works within Phase 2 at this stage; awaiting design.</i>					
<i>To Summary</i>		£		26,670		

The Poultry Cross, Salisbury

Electrical Installation

Item	Description	TOTAL		QTY	UNIT	RATE
	<u>Phase 1</u>					
	<u>Electrical Installations Generally</u>					
A	Strip out of existing services. [see enabling works]					
B	Provide new power cabling to enable effective installation of proprietary architectural lighting subject to electrical design.	Item	£	1,000	1 item	£ 1,000.00
C	New cabling to be carefully and discreetly routed from a ducted ground position to a vertical position housed in proprietary secure casing (IP65 rating). All routes, and cable protection as well as fixing to be agreed with the M&E designer and Conservation Architect.	Item	£	2,500	1 psum	£ 2,500.00
D	New recessed inground uplighters adjacent to each buttress circuit to run in 50mm duct to M&E design.	Item	£	8,000	1 psum	£ 8,000.00
	<u>Phase 2</u>					
	<i>Assumed no Electrical works to be allowed for within Phase 2.</i>					
<i>To Summary</i>		£	<i>11,500</i>			

Builders Work In Connection

Item	Description	TOTAL		QTY	UNIT	RATE
	<u>New recessed ground uplighting</u>					
A	Careful lifting of existing stone paving; set aside for reuse.	Item	£ 2,160	27 m	£	80.00
B	Careful excavation of existing sub structures; backfill as required.	Item	£ 3,240	27 m	£	120.00
C	Reinstatement of existing stones into existing positions following installation of electrical works below ground; include for minor cutting as required for new light fittings.	Item	£ 6,075	27 m	£	225.00
	<u>Phase 2</u>					
	<i>Assumed no Builders Work in Connection to be allowed for within Phase 2.</i>					
<i>To Summary</i>		£	<i>11,475</i>			

The Poultry Cross, Salisbury

External Works

Item	Description	TOTAL	QTY	UNIT	RATE
	<u>Phase 1</u> <i>No External Works as part of Phase 1; see generally the Builder's Work in Connection for works that could be considered External Works.</i> <u>Phase 2</u> <i>Assumed no External Works to be allowed for within Phase 2.</i>				
<i>To Summary</i>		£ -			

The Poultry Cross, Salisbury

External Services

Item	Description	TOTAL	QTY	UNIT	RATE
	<u>Phase 1</u>				
A	Allow a provisional sum of £15,000 for a new electrical connection to the substation within the market square.	Item £ 15,000	1	psum	£ 15,000.00
	<u>Phase 2</u> <i>Assumed no External Services to be allowed for within Phase 2.</i>				
<i>To Summary</i>		£ 15,000			